LOT 2 IN OR 1033 PG 1456
2002 FTWD DW/MH
WILDERNESS PLANTATION PB 6/267

WELLS RONNIE C & CLAIRE/BROWN MARY C
46676 MIDDLE RD
CALLAHAN, FL 32011

2026

27-3N-25-2345-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

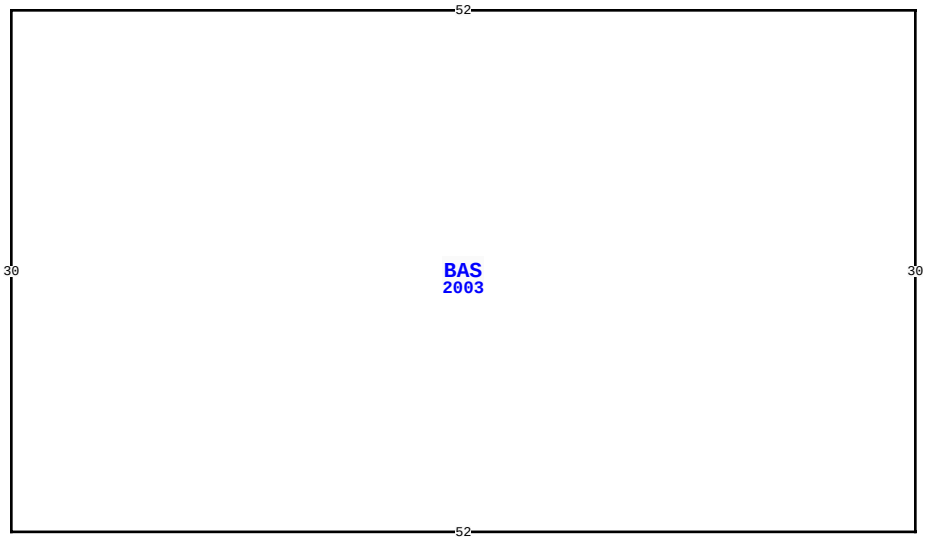
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2003	1,560	75,693
TOTALS	1,560			1,560	75,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	117.2000	105.48	164,549	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2004 Heated Area: 1560 HX Base Yr 2004



46667 MIDDLE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		75,693
TOTAL MARKET OB/XF VALUE		1,380
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		152,073
SOH/AGL Deduction		85,275
ASSESSED VALUE		66,798
TOTAL EXEMPTION VALUE	HX HB	41,798
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		152,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3725	MH MOVE-ON	0	01/01/2002
P5262	NEW CONSTR	0	01/01/2002
M5652	H/AC	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1033/1456	1/30/2002	WD	U	I	13	33,900

GRANTOR: G & H LAND DEVELOPMEN
GRANTEE: BROWN MARY C ETAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W52 S30 E52 N30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2002	2002	3	20	960	
2	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	2005	2005	3	21	420	

LAND DESCRIPTION

TOTAL OB/XF 1,380

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	50,000.00	50,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS